

Now Leasing: Prime NW Corner Building with Multiple Suites Available

2108 NW Glisan St, Portland, OR 97210



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**COMMERCIAL
INTEGRITY *nw***

a real estate investment advisory company

BRAD MACOMBER

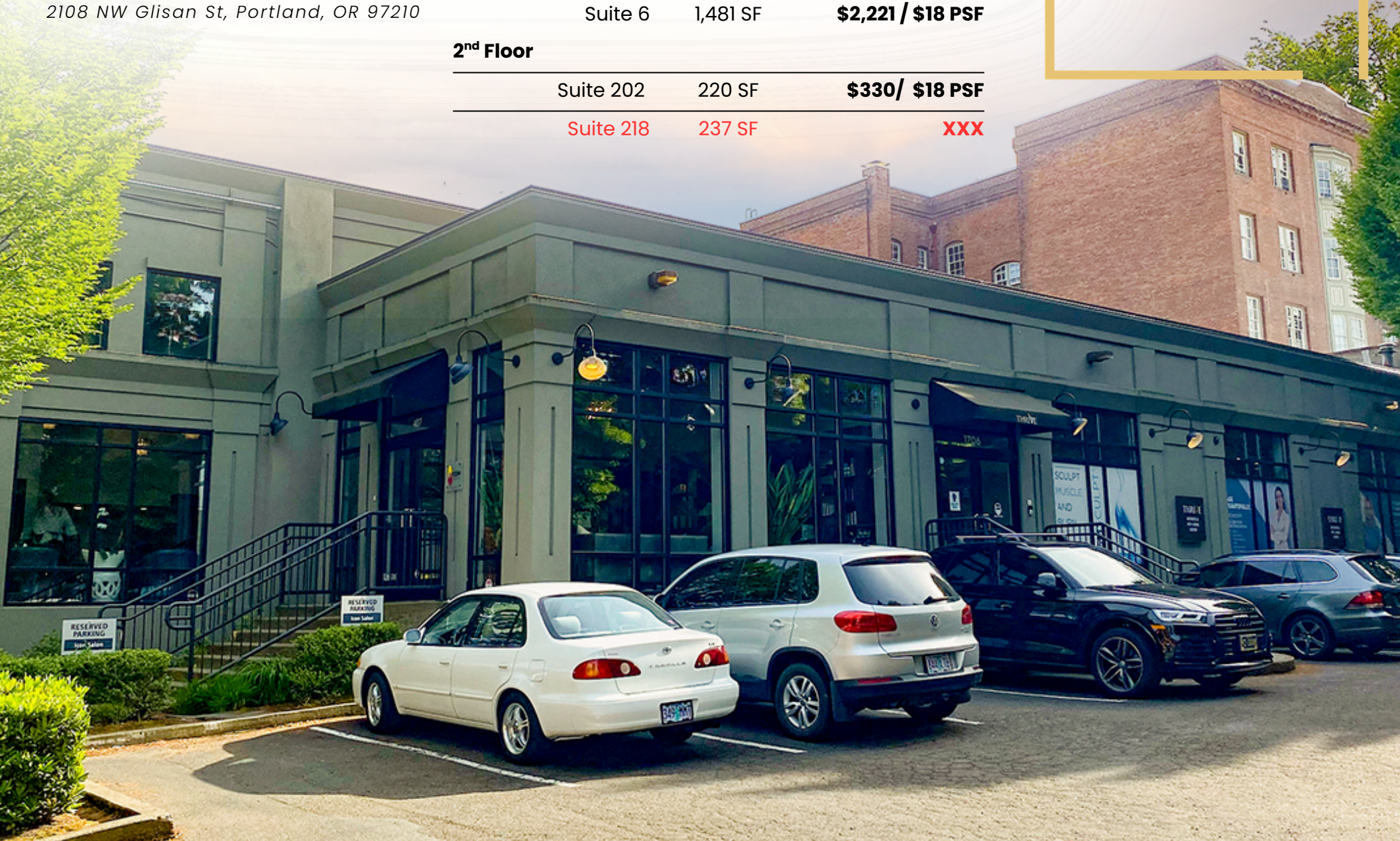
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PORTLAND LEASING OPPORTUNITY

2108 NW Glisan St, Portland, OR 97210

Basement		Monthly Rent/SF
Suite 6	1,901 SF	\$1,267 / \$8 PSF
Suite 7+8	1,508 SF	\$1,005 / \$8 PSF
1 st Floor		
Suite 1 <i>w/conference room</i>	XXX	XXX
Suite 6	1,481 SF	\$2,221 / \$18 PSF
2 nd Floor		
Suite 202	220 SF	\$330/ \$18 PSF
Suite 218	237 SF	XXX

Rents
starting at
\$8-\$18 PSF



Strong Leasing Opportunity

Prime Corner Presence

Positioned on a highly visible corner in NW Portland, this multi-suite building offers strong street exposure and natural foot traffic in one of the city's most established retail corridors.

Exceptional Accessibility

Located just off Highway 26 and I-405, providing seamless access for customers and employees alike.

- 1 mile to Downtown Portland
- 1.5 miles to the Waterfront
- Direct connectivity to surrounding NW and Pearl District neighborhoods

Unmatched Surrounding Anchors

Blocks from:

- Providence Park
- The MAC (Multnomah Athletic Club)
- NW 23rd Avenue retail corridor

This positioning places your business in the center of daily foot traffic, event-driven traffic, and destination retail activity.

Strong Demographics

NW Portland is one of the city's most affluent and dense residential neighborhoods, featuring:

- High household incomes
- Strong daytime population
- Established multifamily density
- Loyal neighborhood consumer base
- High Traffic Counts (VPD on Glisan)

Glisan Street sees strong daily vehicle counts, delivering consistent visibility and brand exposure to both local residents and commuter traffic.

High Consumer Spending Power

The surrounding trade area supports strong discretionary spending, with residents frequently dining, shopping, and engaging in wellness and lifestyle services within the neighborhood.

Why Lease Here?

This is a rare opportunity to secure space in a corner building within one of Portland's most desirable and supply-constrained submarkets. Between the accessibility, surrounding anchors, affluent demographics, and built-in foot traffic, this location offers the visibility and consumer base needed to support long-term business success.



CONSUMER SPENDING
1 MILE RADIUS \$1.8B

CONSUMER SPENDING
3 MILE RADIUS \$6.7B

CONSUMER SPENDING
5 MILE RADIUS \$16B



CONSUMER FOOT TRAFFIC
3 MONTHS 71,391

CONSUMER FOOT TRAFFIC
6 MONTHS 138,982

CONSUMER FOOT TRAFFIC
12 MONTHS 285,994

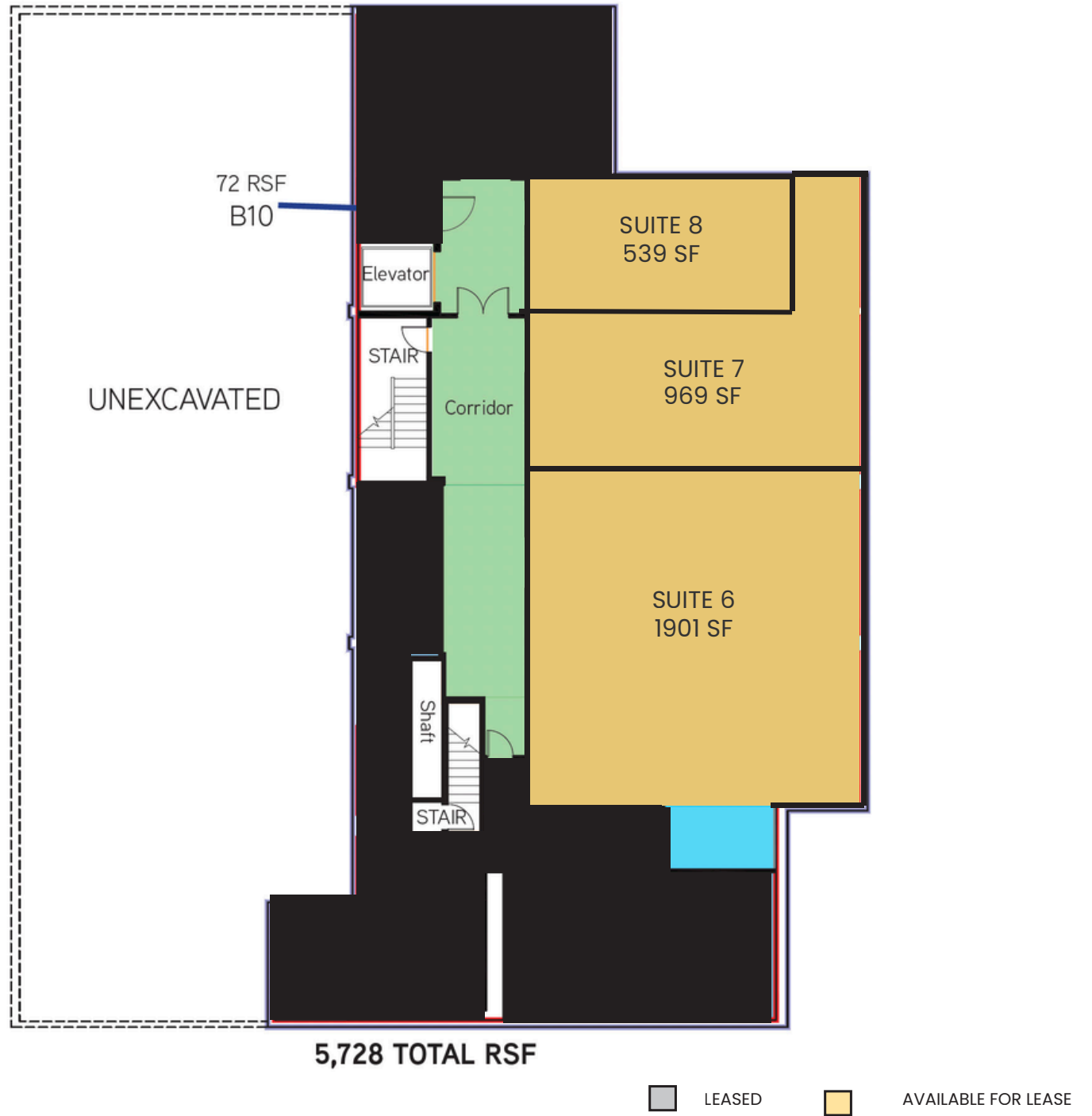


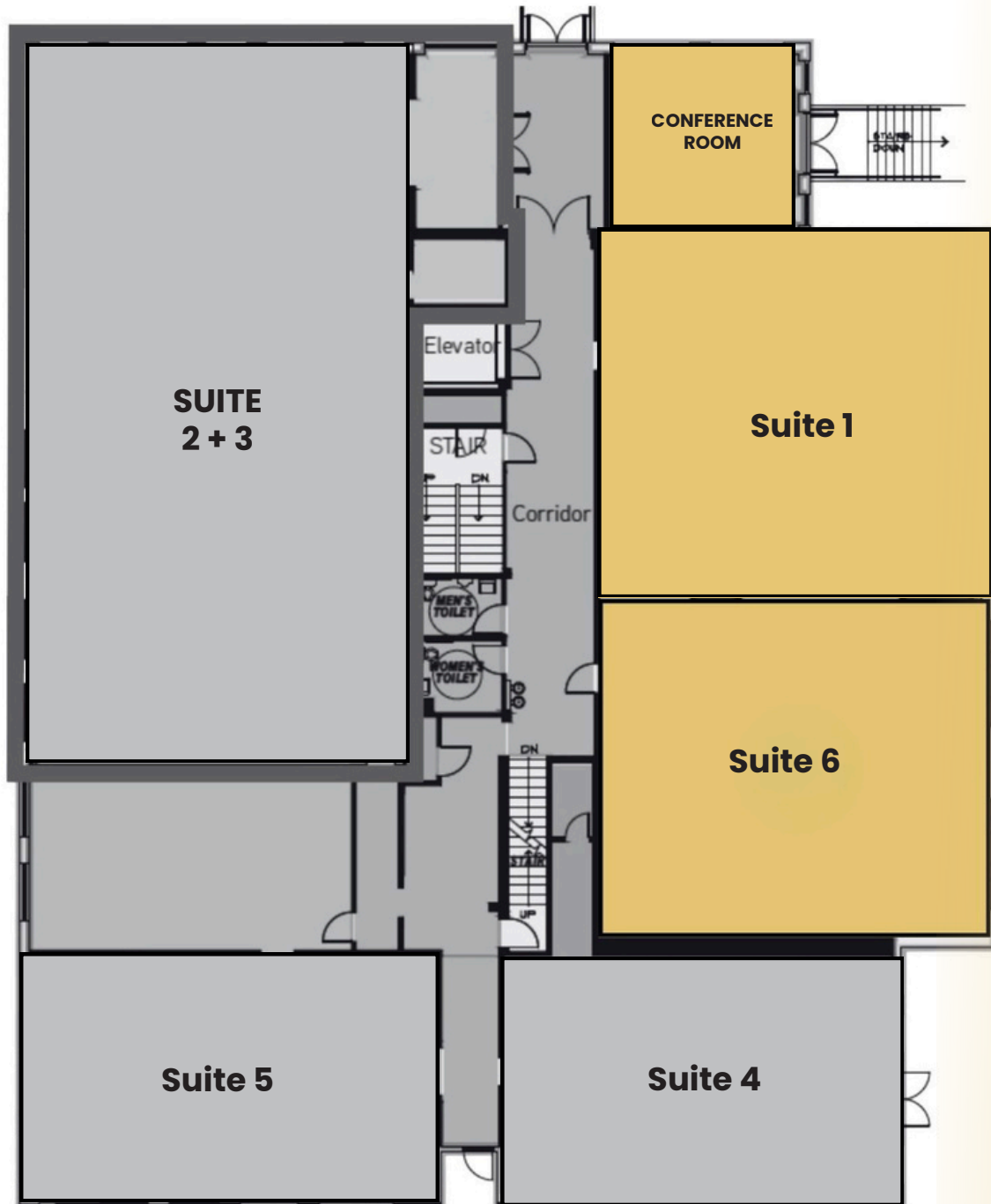
HIGHER THAN AVERAGE HOUSEHOLD INCOME
\$140.9K IN 5 MILE RADIUS



Basement

BASEMENT FLOOR PLAN





LEASED



AVAILABLE FOR LEASE

SUITE 1 W/CONFERENCE ROOM & KITCHENETTE





■ COMMON AREA ■ LEASED ■ AVAILABLE FOR LEASE

ABOUT PORTLAND, OR

As Oregon's largest city and the Pacific Northwest's second-largest, Portland boasts a picturesque location along the Columbia and Willamette rivers, with majestic Mount Hood as its backdrop. The city excels in various industries such as athletics, technology, manufacturing, and green services. Portland offers excellent transportation options like the renowned PDX airport, light rail, and eco-friendly alternatives. With a thriving economy and a young, educated workforce, this city offers an abundance of green spaces, microbreweries, coffeehouses, cultural amenities, and growth opportunities.

Northwest Portland beautifully melds modernity with history in its diverse residential and commercial properties. Home to approximately 20,000 residents, this vibrant district offers fabulous bars, restaurants, and shops. Each neighborhood showcases the city's commitment to work/life balance—perfect for those seeking both career success and recreational pleasures. In essence, Northwest Portland personifies the spirit of Portland as a work-hard, play-hard city.



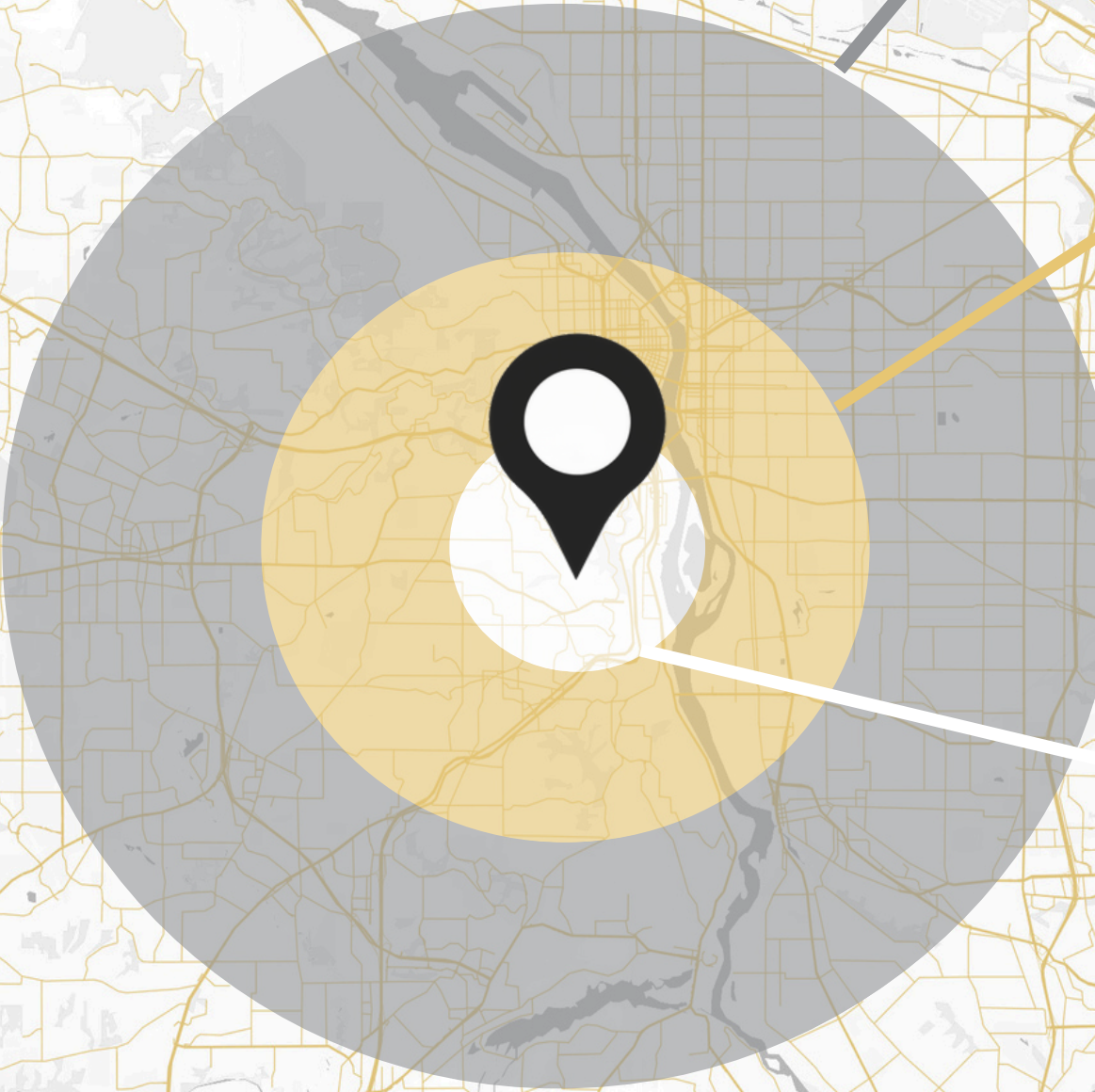
St. John's Bridge



Mural in NE Portland



White Stag Sign



5 MILE RADIUS

5 YR PROJECTED POPULATION GROWTH: **3.114%**

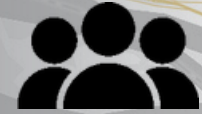
TRADE AREA: 78.5 SQUARE MILES

198,286



HOUSEHOLDS

560,305



POPULATION

\$140.9K



HH INCOME

3 MILE RADIUS

5 YR PROJECTED POPULATION GROWTH: **5.485%**

TRADE AREA: 28.3 SQUARE MILES

93,761



HOUSEHOLDS

349,209



POPULATION

\$135K



HH INCOME

1 MILE RADIUS

5 YR PROJECTED POPULATION GROWTH: **6.235%**

TRADE AREA: 3.1 SQUARE MILES

30,954



HOUSEHOLDS

114,884

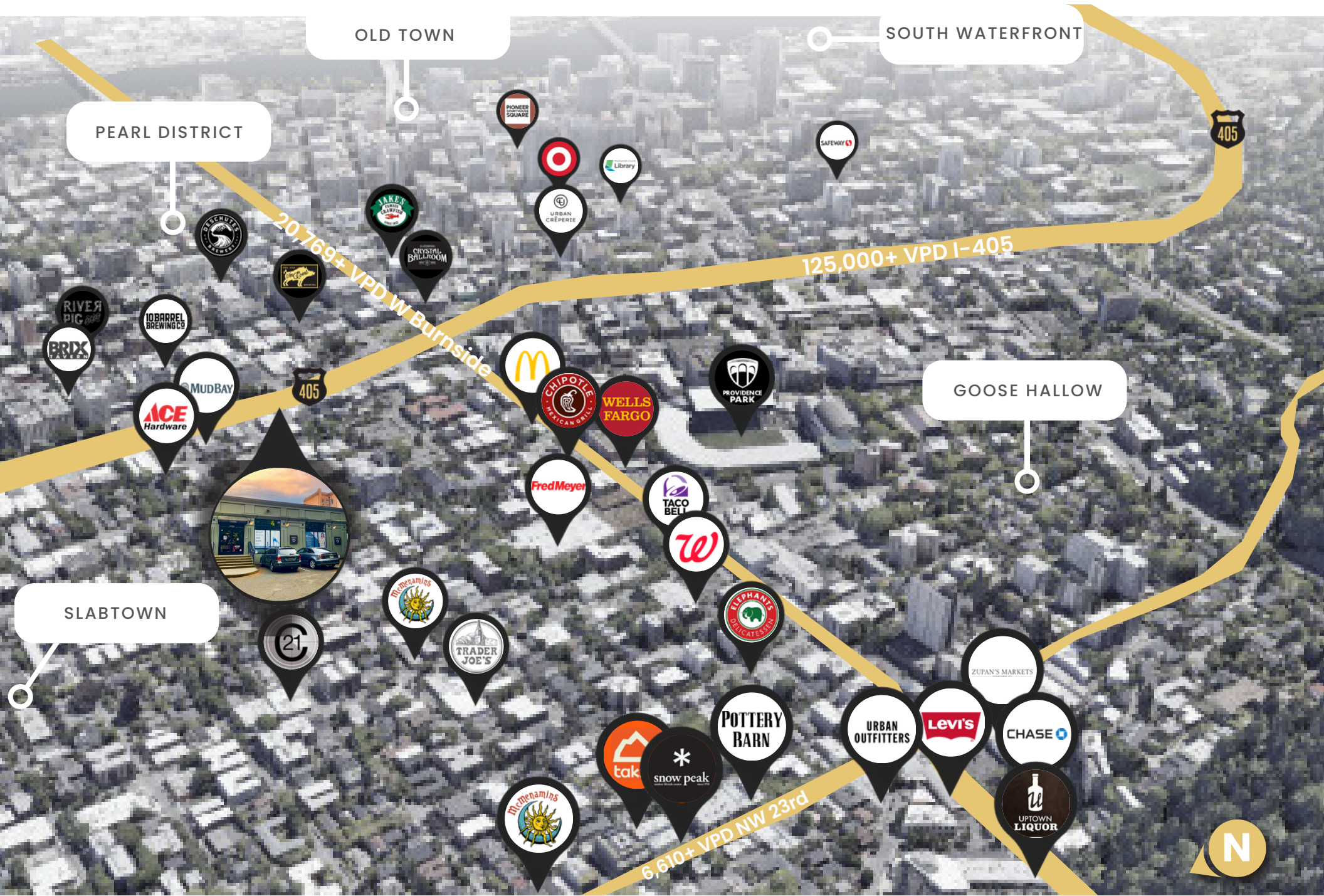


POPULATION

\$112.4K



HH INCOME



PEARL DISTRICT

OLD TOWN

SOUTH WATERFRONT

SLABTOWN

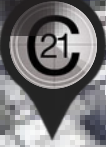
20,769+ VPD W Burnside

125,000+ VPD I-405

6,610+ VPD NW 23rd



GOOSE HALLOW



AERIAL MAP

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